Bengaluru South CityCorporation

Office of the Executive Engineer, Traffic Engineering and Mobility Cell, 2nd floor, 9th Main Road,
Jayanagara 2nd block, Bengaluru -560011 email: tecsouthpalike@gmail.com

No:EE/TE&M Cell/BSCC/TEND/ 02 /2025-26 Date: 23.02.2026

Proceeding of Pre-Bid Meeting

Venue: Office of the Chief Engineer [Zone-1],
Bengaluru South City Corporation,
2nd Floor, 9th Main Road,
Jayanagara 2nd Block,
Bengaluru - 560 011

Date: 23.02.2026 @ 15:00 Hrs.

Project Name: Selection of Agency for Implementation, Operation and Maintenance of On-street Smart Parking Management System on Identified Streets in Jayanagara Constituency under PPP Mode (42 roads covering nearly 31.65 km of road length, approx. 914 car slots and 3835 two wheeler slots).

Ref:
1. Tender Notification No: EE/TE&M Cell/BSCC/TEND/ 02 /2025-26, Date: 11.02.2026
2. Tender Indent No: BSCC/2025-26/SE0039.

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Officers Present:

1. Basavaraj R. Kabade, Chief Engineer [Zone-1], BSCC in Chair.
2. Rekha .B .V, Deputy Chief Engineer [Zone-1], BSCC.
3. Chethan H. D, Asst. Executive Engineer, [TE & M Cell], BSCC (through VC).
4. Reshma .C .S, Asst. Executive Engineer, [TE & M Cell], BSCC.
5. Sathish .,Assistant Engineer [TE & M Cell], BSCC.

Bidders Present:

1. Manche Gowda .S .N, Representative of KCIC Pvt. Ltd.
2. V. Balaji, Parklence India Pvt. Ltd.
3. Sakthi, Parklence India Pvt. Ltd (through VC).
4. Ravi Shankar, Parklence India Pvt. Ltd (through VC).
5. Manoj, Parklence India Pvt. Ltd (through VC).
6. Thiru, APS Parking Solutions (M)

Consultants Present:

1. Reashma .P .S, Managing Director, Street Matrix Pvt. Ltd.
2. Mohan .M, Associate, Street Matrix Pvt. Ltd.

The meeting started as per the scheduled time and welcomed the officers present.

The below queries received through KPP portal within specified time i.e., 23.02.2026 upto 16:00 Hrs.

Sl. No.	Queries Received	Replies
	Pre-Bid Queries submitted by M/s. KCIC Pvt. Ltd.	
1	The RFP specifies a minimum annual license fee of Rs.1240. Whether this amount is inclusive or exclusive of GST. Whether GST is payable over the Quoted	Annual License Fee and parking rates are inclusive of GST.
2	If parking tariffs are revised, the license fee will be adjusted proportionately. Whether downward revision of tariff will also proportionately reduce the license fee?	In the event of tariff revision, the monthly license fee payable by the Licensee shall be adjusted proportionately in line with the percentage increase or decrease in the approved parking rates. Downward revision of tariff will proportionately reduce the license fee.
3	In case of Metro construction, Civic works, Court orders, Traffic police restrictions, Political events, Road digging Will proportionate reduction in license fee be provided?	If infrastructure improvement works affect the Project's scope, operations, or revenue potential, the Service Provider shall notify the Authority. Any revision to the Revenue Share shall be subject to approval of the Authority, and the decision of the Authority shall be final and binding.
4	5% of annual quoted concession fee is required. Kindly clarify: Whether it remains fixed for 3 years or revised annually? Whether it can be provided as BG valid for entire concession period?	Performance guarantee remains fixed for the entire concession period and will not be revised, unless there is an upward revision in the ALF.
5	Is night parking enforcement mandatory on all 42 roads?	Tender conditions prevail.
6	If road resurfacing removes thermoplastic markings, will restoration cost be borne by Authority or Licensee?	As per Clause 3.6 of the RFP, restoration of thermoplastic markings removed or damaged due to road resurfacing undertaken by BSCC does not fall within the scope of the Licensee.
7	Who receives towing charges?	As per Clause 3.12 of the RFP, the Licensee shall be responsible for detecting parking violations, initiating and facilitating the towing of vehicles, and informing the Traffic Police. However, the towing charges shall be collected by the Traffic Police.
8	Whether advertising allowed on VMS boards?	As per Section 5 of the RFP, advertisements on VMS boards are not permitted.

9	Can technology vendor be subcontracted while operations remain with Licensee?	Tender conditions prevail.
10	Based on our initial site visits and review, the Minimum Annual License Fee of Rs. 1,240 lakhs appears to be much higher than the actual revenue that can be collected from the site. It seems that the estimate may not have fully considered the required investment, manpower salaries, and other operational expenses needed to run the contract properly. Therefore, we kindly request you to review and revise the Minimum Annual License Fee by considering the realistic revenue potential, total investment, staff salaries, operating costs, and a reasonable margin for the contractor, so that the project remains financially viable.	Tender conditions prevail.
11	Kindly consider and accept experience from all entry management, visitor management, and user fee collection contracts where technology-based systems have been implemented.	Eligibility and experience criteria shall be governed strictly as per Clause 4.4.1 of the RFP. Accordingly, experience shall be considered only in respect of Smart Parking / ITS projects / On-Street Parking Management projects or projects of similar scale, as specified in the RFP.
12	As per the tender conditions, the quote is to be submitted inclusive of GST. In this regard, kindly clarify whether the applicable GST amount is to be remitted directly by the contractor to the GST Department, or whether it is to be paid to BSCC as part of the quoted amount.	Tender conditions prevail.
13	Request for cancellation / restriction of Daily and Monthly Parking Passes due to misuse and revenue loss a. Daily and Monthly passes are frequently misused by shop owners, employees and repeat users. b. Blocking parking slots for the entire day. c. Reduced parking availability for genuine short-term visitors and shoppers. Zero parking turnover during peak business hours	In order to address concerns relating to misuse, blockage of parking slots, and reduced turnover, the number of Daily and Monthly Parking Passes shall be limited to a maximum of ten percent (10%) of the total parking slots, as specified in Section 5 of the RFP. The applicable rates for such passes are indicated in the said Section of the RFP.
Pre-Bid Queries submitted by M/s. Parklens India Pvt. Ltd.		
14	Request to change the minimum annual license fee model to a revenue share model	Tender conditions prevail.
15	Request to change the financial criteria (4.3.4, 4.3.6, 4.3.8) so that they are satisfied cumulatively by the JV members, with no minimal requiremlents for each member (JV members should have an agreement to execute the contract jointly and cannot leave the JV without the written consent of the Corporation or at the end of the term to avoid violation of the contract.)	Accepted. Clauses 4.3.4, 4.3.6, and 4.3.8 may be cumulatively satisfied by JV members, subject to an undertaking that the technical operations shall be actively led by the Lead Member and that JV members shall not exit the JV without written consent of the Corporation.

16	Request to change the current term which is "3years 2 additional years", to "5 years 2 additional years", or "3years 2additional years 2additional years"	*Tender conditions prevail.*
17	Can you please share the calculations or the input variables used for arriving at a 12.4 crores Annual License Fee?	The detailed parking assessment conducted by BSCC may be referred to for understanding the site context, parking demand, and for estimation of projected occupancy and financial analysis. The report is available for reference at the BSCC office.
18	The RFP mentions approximately 914 car slots and 3,835 two-wheeler slots across 42 roads. Kindly clarify whether these parking space counts represent a) Final, physically demarcated and approved parking bays already marked on the ground; or b) Tentative/indicative estimates subject to final joint survey and demarcation at the time of implementation	The parking slot numbers indicated in the RFP are based on a detailed street-wise assessment undertaken by BSCC and shall be treated as the base allocation. (a) The selected service provider shall undertake on-ground demarcation strictly in accordance with the BSCC-approved parking allocation plan, as defined under Section 3.6 (Scope of Work) of the RFP. (b) During implementation, a variation within ±1–5% in the total parking slot numbers may arise due to site challenges. Any such variation shall be formally intimated to BSCC, along with detailed justification and supporting reasons, and shall be effected only upon prior approval of the Competent Authority.
19	Please allow foreign entities (companies registered outside India) to also become a JV member, while the lead member can be restricted to be an Indian entity.	Accepted. Foreign entities may participate as JV members, subject to the Lead Member being an Indian entity.
20	Clause 3.17 states a minimum of 1 camera every 200 meters, whereas Form 4A specifies 1 camera every 100 meters (318 Nos.) Kindly clarify the final requirement	The requirement shall be governed as per Form 4A of the RFP. BSCC has assessed and identified the total camera requirement as 318 (Three Hundred &Eighteen)numbers based on the proposed parking allocation plan and site conditions. In case of any deviation from the indicated number, the Bidder shall clearly specify the proposed quantity in its bid, along with detailed justification and operational rationale. The

		Authority reserves the right to examine and approve the same based on project requirements.
21	Is 170 parking wardens the minimum mandatory deployment? Can staffing be optimised using camera analytics and digital enforcement?	Tender conditions prevail.
22	24-Hour Operation - Considering commercial viability, can the operating hours be restricted to hours with a minimum of x% occupancy (eg. 30% +)?	Tender conditions prevail.
Pre-Bid Queries submitted by M/s. Wiitronics Solutions Pvt. Ltd.		
23	Please change the annual fee model to revenue share model	Tender conditions prevail.
24	We request that eligibility criteria in Clauses 4.3, 4.3.6 and 4.3.8 be allowed to be satisfied by all JV members combined.	Refer response to question 15.
25	We request contract term to be 7 to 9 years.	Tender conditions prevail.
26	Any calculation for projected occupancy and projected revenue will be helpful.	Refer response to question 17.
27	Please allow at least one foreign entity to be a part of the tech partner in the JV.	Refer response to question 19.

Chief Engineer, Zone-1
Bengaluru South City Corporation

Copy Submitted to:

1) The Commissioner, BSCC for kind information.
2) The Additional Commissioner (Development), BSCC for kind information.
3) Office Copy.